

FOR **SALE OR LEASE**



35 NW 20th Pl.

Medical/Office/Retail | 5,427 SF
For Sale \$1,600,000 | For Lease \$24 SF NNN

For additional details contact:

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YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING

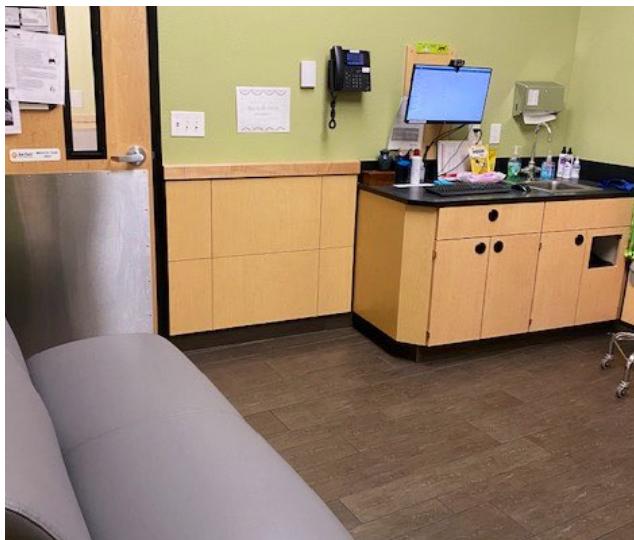
Built in 1921, this free standing building is **centrally located** in NW Portland across the street from Stadium Fred Meyer and within walking distance to Providence Park.



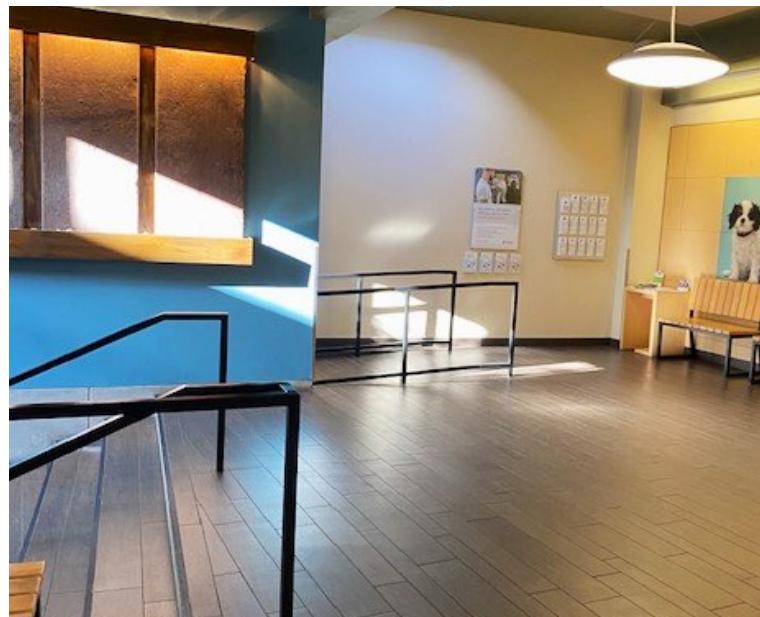
- Currently set-up as a medical clinic with 6 exam rooms, 2 restrooms and a waiting area *
- Bow truss ceilings, 12'5"
- Brick walls and wood beams
- Gated on-site parking (10 spaces)
- Zoning: CX - Central Commercial

- HVAC Upgrade in 2000 (5-ton gas pack) and 2007 (Two 4-ton split systems)
- Seismic Upgrade in 2000
- Roof Upgrade in 2000
- Plumbing and Electrical upgraded in 2000 to accommodate the kitchens and vents

* Owner is willing to shell out existing infrastructure for different use, if desired.



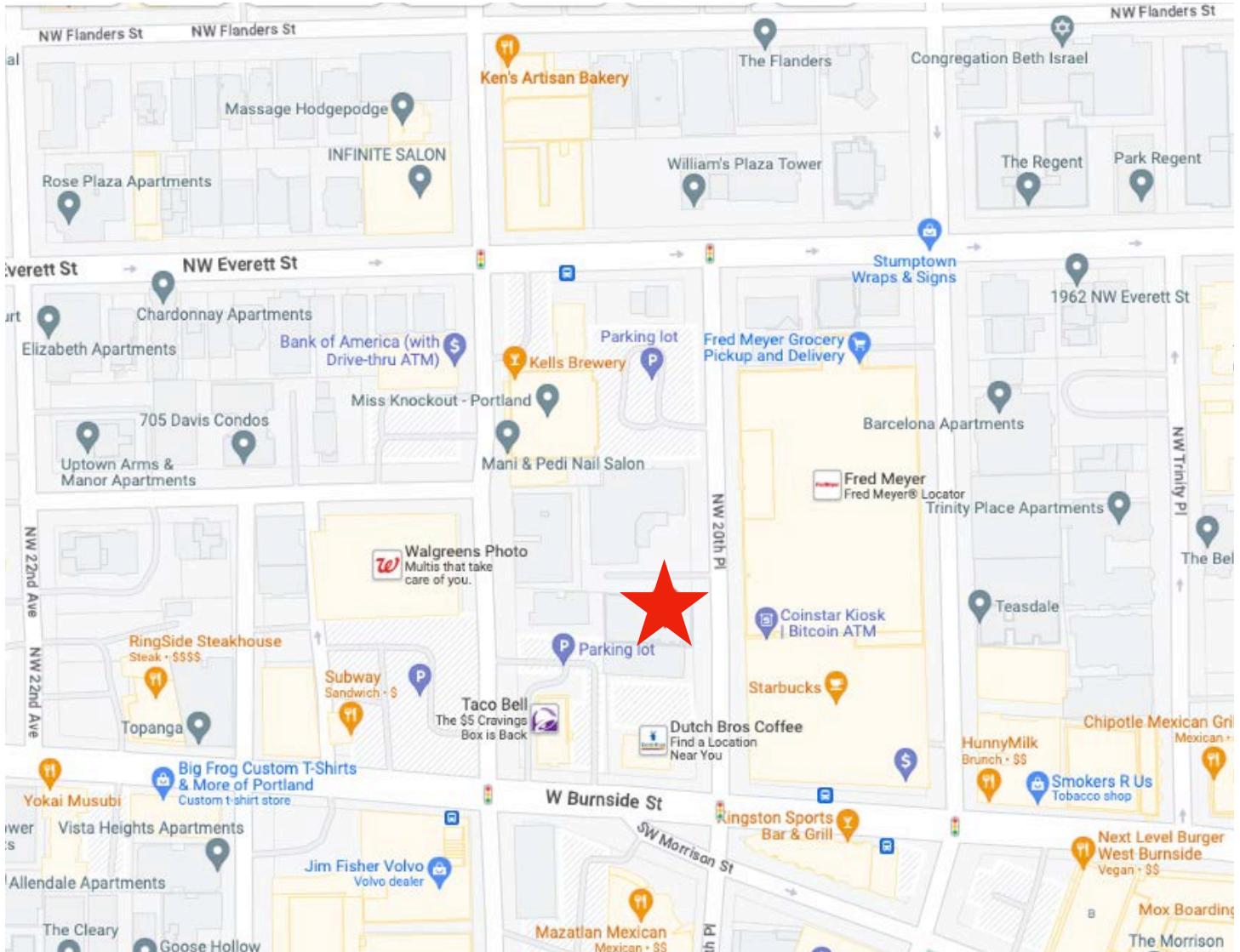
THE BUILDING



THE SPACE



THE NEIGHBORHOOD



SHOP

Fred Meyer
 Walgreens
 Portland Gear
 Trader Joes
 Crossroads Trading
 Levi's Store
 Ethan Allen
 Urban Outfitters
 Zupan's Market
 Pottery Barn
 Kitchen Kaboodle
 Unleashed

EAT

Dutch Bros
 Ringside Steakhouse
 Mazatlan
 HunnyMilk
 Kells Brewery
 Ken's Artisan Bakery
 Salt & Straw
 Elephants Delicatessen
 McMenamins Blue Moon
 Thai Bloom
 Harlow
 Serratto

PLAY

Providence Park
 Cinema 21
 Voicebox Karaoke
 McMenamins Crystal Ballroom
 Multnomah Athletic Club
 Pope House Bourbon Lounge
 Couch Park
 International Rose Garden
 Washington Park
 Portland Japanese Garden
 Pittock Mansion
 Oregon Zoo

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.